

National Institutes of Health

PROGRAM JUSTIFICATION DOCUMENT

FY 1997 APPROPRIATION ESTIMATE\$210Mil

Project title and location: Fitness Center for
Executive Boulevard
DSFM./Recreation & Welfare

Date: November 8, 1993

I. Project description and scope

A. Project type _____
New construction _____
Renovation _____
New leased space x
Expansion of existing leased space _____
Renewal of expiring lease _____

Will lease include renovation or new construction?
Yes X No

B. Program functions:

The center will consist of the following: Exercise Room, Locker Rooms, Rest Rooms with showers and changing area, Storage room, Aerobic room, and Office..

C. Program type:

Existing program _____
Replacement facility w/o expansion x
Consolidation of scattered elements _____
New program _____
Authorizing Public Law or appropriate
Part of the PHS Act is:

II. Justification for program

A. Why program is necessary:

The NIH presence on the Executive Boulevard corridor by the end of 1994 will consist of occupancy of six different office buildings with a population of approximately 2,500 staff. In addition, since the Westwood Replacement facility at the Rockledge site will occupy their new space in the fall of 1994, with approximately 1,200 staff and a new 4,500 sq. ft. fitness center, such a center on the Executive Boulevard area was deemed necessary.

B. Short term goals: To provide a fitness center on the Executive Boulevard corridor

C. Long term goals: The continuation and improvement of the fitness center services.

D. Expected benefits of providing facilities:

Increased morale and cohesiveness of NIH staff that are off-campus. The continuation of creating a campus-like atmosphere for NIH on the Executive Boulevard corridor.

E. Actual workload for the program: N/A

F. Projected workload for the program: N/A

III. Consideration of alternatives/justification for proposed solution

A. Why program is a proper function of the Federal Government (include whether grant or contract mechanism were considered): The Recreation and Welfare fitness center program currently exists on the NIH campus. this proposed new fitness center will be an expansion of the present program being provided to off campus staff.

B. Evidence of consideration of utilizing and/or redirecting present resources to solve the program needs: N/A

C. If a replacement facility is proposed, explain why a modernization or addition would not satisfy the need: N/A

D. Explain why present space cannot be used to accommodate proposed program: N/A

IV. Staffing and operating costs

A. Number of staff positions:

Existing: Redirected:
New: 2 (contractor)

B. Operating budgets during first year

Present budget:
New budget: \$125,000

C. If staff is existing or being relocated, identify plans for the vacated space if requested, and the justification for retaining that space, ie., utilization rate and backfill: N/A

V. Facilities **summary data**

A. The site

Proposed location: TBA Executive Boulevard
Size of site:
Description:
Site constraints:
Reasons for selection:

B. The facility

Gross SF: N/A

Net SF: 6,000 sq. ft.

Breakdown of main functions within the Net SF:

-Lobby	150 sq. ft.
-Office	200
-Testing Room	100
-Exercise Room	2,400
-Aerobic Room	1,700
-Locker Rooms and Showers	750
-Rest Rooms	500
-Storage	150

TOTAL	5,950

Possible configuration of facility: ground floor space is preferable

Special features or special equipment: fitness equipment and flooring

VI. Environmental concerns: N/A

A. In conformance with current master plan?

B. Will there be hazardous emission or sewage discharged?

C. Will storm water management be required?

VII. Estimated project costs

A. Site development:

B. Design: \$9,000

C. Construction: approximately \$30.00 per sq. ft. for annual lease cost, based on GSA office space (including initial alterations) = \$180,000. In addition, the GSA above standard cost will be an estimated \$150,000 to include specialized flooring, additional rest room and shower requirements.

Total: approximately \$160,000 excluding annual lease costs.

VIII. Estimated design and construction schedule:

Design: two months

Construction: four months

dot id: fitness.pjd